



Memorandum

TO: HONORABLE MAYOR AND
CITY COUNCIL

FROM: Vice Mayor Madison Nguyen

SUBJECT: SEE BELOW

DATE: March 12, 2014

Approved:

Date:

Madison Nguyen

3/12/2014

**SUBJECT: REZONING THE REAL PROPERTY LOCATED ON THE
EAST SIDE OF MONTEREY ROAD, APPROXIMATELY 300
FEET SOUTH OF EAST ALMA AVENUE**

RECOMMENDATION:

Approve Planning Commission and staff recommendation to grant a zoning change to allow 24-hour use and appropriate changes to accommodate a drive-thru and new business development.

BACKGROUND:

We should seek to keep up the momentum of economic development in our city, and specifically in this location where we had the official ground-breaking just a few weeks ago. Monterey Road and Alma Street were once home to a former fruit packing plant – Sun Garden Packing Company – and now will consist of over 200,000 square feet of new retail upon completion. This project will provide new jobs and add commercial and retail services that are lacking in this under-served community.

Sun Garden Center broke ground in December 2013 after having gone through a three year entitlement and planning period. Today, construction activities are visible and several new buildings are currently underway. A Chevron gas station with a carwash will open early this summer, and a major grocery store and fast food restaurant will be completed by early Fall. The remaining stores will open in early 2015.

The developer, SDS NexGen Partners, will soon complete all seven tenant leases for the first phase, totaling more than 83,000 square feet. Phase 2 will commence in early 2015.

Additionally, the Department of Transportation has been working on improvements to Monterey Road, including a resurface of the roadway and LED streetlights that are being installed. These upgrades will help revitalize this neighborhood, improve safety, and will complement the Sun Garden Center, along with other investments being made along this vital business corridor.